



## Spacious Lifestyle



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## 62 Sylvan Avenue, Medowie

Sold for \$733,125 (May 27, 2020)

Start afresh in your new home on approximately half an acre of lawns and a light selection of shade trees. This family home is generous in size with high ceilings, wide hallways and large living and bedrooms. Lovely neighbourhood close to Pacific Dunes golf course and an easy commute to Newcastle Airport and Newcastle city.

Features include:

- Four bedrooms plus Study
- Main bedroom with ensuite and walk in robe
- Open plan kitchen to large family room and meal area
- Kitchen includes walk in pantry, dishwasher & breakfast servery bench
- Family bathroom with separate toilet
- solar hot water with 340 litre tank
- 1.5kw solar panel system

<b>Property ID:</b>	L1492583
<b>Property Type:</b>	House
<b>Garages:</b>	4
<b>Carports:</b>	1
<b>Land Area:</b>	2002.0 sqm

**Kristine Brown**  
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- slow combustion fire place
- 2 x split system airconditioning units
- ceiling fans in main bedroom, 2nd and 3rd bedrooms and study
- semi enclosed pergola with power, lights, fan and barbeque area
- double garage with internal access
- extra free standing double garage approx 7m x 6m with storage mezzanine
- free standing carport with extra height suitable for caravan storage
- 2002 sqm – front and rear approx 33m, sides approx 62-64m)

Contact Sales Agent Kristine Brown today on 0407754777 to arrange your inspection

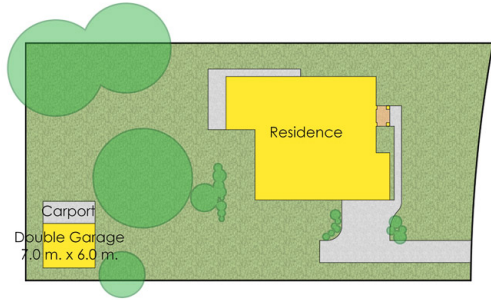
Driving Distances (ref google maps):

Pacific Dunes Golf Course 3 mins by car 1.3km

Newcastle Airport 9 mins 7.6km

Newcastle City 35 min 33km

DUE TO THE EXISTING COVID 19 LAWS, PLEASE OBSERVE PHYSICAL DISTANCING WHILE INSPECTING THE PROPERTY



Site Plan  
Not to Scale



Floor Plan  
Approx. Internal Floor Area: 228 sqm.

**Raine&Horne®** 62 Sylvan Ave  
Medowie



Measurements and direction of north are approximate and are to be used as a guide only.